REID & ROBERTS

INDEPENDENT ESTATE AGENTS



# 71 Maes Glyndwr

Wrexham, LL11 2DJ

£399,995

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### To The Front
To the front of the property is a generous off road parking area providing parking for up to six vehicles, with access to the attached garage featuring an up-and-over door and side access proivdes access to the rear garden.

### Entrance Hallway
Entered via a welcoming UPVC front door, the hallway features wood effect laminate flooring, two ceiling light points and a double panel radiator. There is a frosted UPVC double glazed window to the front elevation, useful under-stairs storage and carpeted stairs leading to the first floor accommodation. Doors lead off to the lounge and open-plan kitchen/dining room.

### Lounge
A spacious and well proportioned reception room featuring carpeted flooring, two ceiling light points, double panel radiator and a UPVC double glazed bay window to the front elevation, allowing plenty of natural light into the room.

### Open Plan Kitchen/Dining Area
A spacious and modern open plan kitchen and dining area, offering ample space for a dining table and chairs. The dining area benefits from wood effect laminate flooring, double panel radiator and a UPVC double glazed bay style window overlooking the rear garden, incorporating double patio doors providing access to the outside space. There is also a ceiling light point.

The kitchen area is fitted with a range of wall and base units, drawers and wood effect work surfaces, incorporating a breakfast bar. Features include an integrated oven, four ring hob with extractor hood over and tiled splashbacks. There is also a composite sink with mixer tap, UPVC double glazed window overlooking the rear garden and a door leading into the utility room.

### Utility Room
The wood effect laminate flooring continues through into the utility room, which offers additional base units and a composite sink with mixer tap. Further benefits include a ceiling light point, UPVC double glazed window to the rear elevation and a UPVC door providing access to the rear garden. A further door leads into the downstairs WC.

### Downstairs WC
Fitted with wood effect laminate flooring, which continues from the utility room, and comprising a low level WC and wash hand basin set within a vanity unit with mixer tap and tiled splashback. There is also a frosted UPVC double glazed window to the side elevation.

### Landing
The landing provides access to all four bedrooms and the family bathroom, with stairs leading down to the lower ground floor. Features include a double panel radiator, two ceiling light points, UPVC double glazed window to the front elevation, access to the loft and a useful storage cupboard.

### Main Bedroom
A spacious double bedroom featuring carpeted flooring, ceiling light point, double panel radiator and UPVC double glazed window to the front elevation. Further benefits include telephone and television points, along with a door leading into the en-suite shower room.

### En-Suite
Fitted with modern wood effect laminate flooring and comprising a low-level WC and wash hand basin with mixer tap and splashback tiling. There is a shower cubicle with sliding glass door, shower tray and tiled surround, complete with handheld shower attachment. Further features include recessed ceiling spotlights, wall mounted heated towel rail and frosted UPVC double glazed window to the side elevation.

### Bedroom Two
A further well proportioned double bedroom offering carpeted flooring, ceiling light point, double panel radiator and UPVC double glazed window to the front elevation.

### Bedroom Three
A well sized double bedroom featuring carpeted flooring, ceiling light point, double panel radiator and UPVC double glazed window to the rear elevation.

### Bedroom Four
Another generous double bedroom comprising carpeted flooring, ceiling light point, double panel radiator and UPVC double glazed window to the rear elevation.

### Family Bathroom
A modern family bathroom fitted with wood-effect laminate flooring and partially tiled walls. Comprising a panelled bath with mixer tap, wash hand basin with mixer tap and low level WC. Further benefits include a wall-mounted towel rail, ceiling light point and frosted UPVC double glazed window to the rear elevation.

## Rear Garden
The rear garden features a paved patio area, providing space for outdoor seating, with the remainder laid to lawn. There is also convenient side access to both sides of the property.

## Misrepresentation Act.
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

## Money Laundering Regulations.
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Mortgage Advice.
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

## To Make An Offer.
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## Viewing Arrangements.
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Hours Of Business.
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

## Loans.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

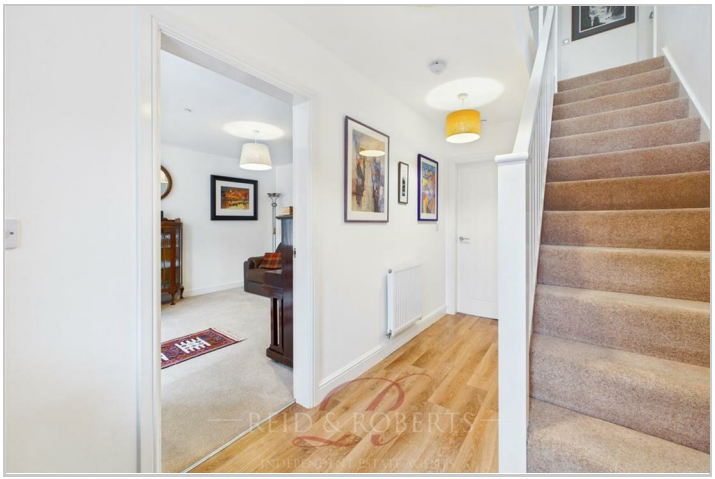
## Tenure
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

## DISCLAIMER.
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.









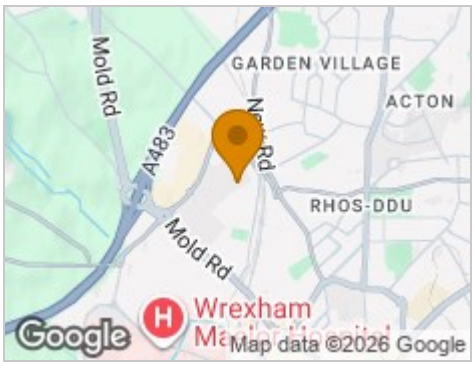
## Road Map




## Hybrid Map




## Terrain Map



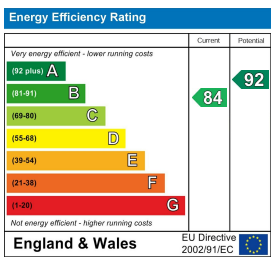

## Floor Plan




## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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